

Village of Wappingers Falls Zoning Update

Public Informational Meeting #1
December 5, 2013
7:00 pm



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Why did the Village want to update its zoning?

- ❖ Ordinance has not been updated in many years.
- ❖ Old language and numerous cross references.
- ❖ Compliance with Local Waterfront Revitalization Strategy
- ❖ Wanted flexibility for redevelopment - Proactive approach
- ❖ Bring up to date with General Municipal Law

The Big Picture

➤ Philosophy

- Transition from Euclidean Zoning to Form-Based Zoning
- Recommended in Local Waterfront Revitalization Strategy
- Hybrid approach

➤ Structure

- How is it outlined and built?

➤ Content

- What is going to be changed and what needs to be added?

Re-organized for Ease of Use

- **New Outline**
 - Logical Order for Users
 - Administrative Sections Grouped and Improved
- **Improved Functionality**
 - Site Plan Review
 - Special Use Permit (transferred to PB)
 - Planned Development District
 - Parking provisions
- **Updated Provisions**
 - District Purposes
 - Definitions
 - Use, Dimensional and Parking tables

Outline of Changes

1. Map Changes & New Districts
2. Uses & Definitions
3. Dimensional Tables
4. General and Supplemental Regulations
5. Parking
6. Signs
7. Site Plan Review
8. Special Use Permit
9. Planned Development District

New Districts

1. R - Residential
2. RMU - Residential Mixed Use
3. VR - Village Residential
4. VM - Village Mixed
5. VC - Village Commercial
6. CMU - Commercial Mixed Use
7. Overlay Historic District
8. Manufactured Home Park Overlay

Map Changes

- Incorporates LWRS recommendations
- Preserves character of existing neighborhoods
- Provides expanded opportunity for mixed-use infill development in Village Center
- Capitalizes on Rt. 9 presence

New Map

- See separate file

Use Chart Organization

- Consolidates separate district tables into one table
- Allowed Uses
- Site Plan Review
- Special Use Permit
- If use is not listed, it is not allowed
- Check-mark indicating Supplemental Regulation
- Uses organized by category
 - Residential
 - Lodging
 - Commercial
 - Automotive
 - Municipal/Civic
 - Industrial

Use Table

[illegible]

d. OTHER: AGRICULTURE ²	RMU	R	VR	VM	VC	CMU	Supp Regs
Animal Hospital					S	X	
Kennel						S	
Garden Nursery				S	S	X	
e. AUTOMOTIVE ²							✓
Towing/Automobile Service						X	✓
Car Wash						X	✓
Drive-Through Facility						S	✓
Gasoline/Convenience Station						X	✓
Auto Sales						X	✓
f. MUNICIPAL/CIVIC							
Club or Lodge				S	X	X	
Education Facility					X	X	
Hospital					X	X	
Library					■	X	
Museum				S	X	X	
Parking Structure	X			S	X	X	
Religious Assembly			S	X	X	X	
Municipal/Institutional	■	■	■	■	■	■	
g. INDUSTRIAL ²							
Laboratory						X	
Light Industrial Facility						X	
Heavy Equipment Facility						X	
Technology/Research Facility					X	X	
Utility Distribution						X	
Wholesale Distribution						X	

☐ BY RIGHT
☒ BY SITE PLAN REVIEW
☐ BY SPECIAL PERMIT
☐ BLANK = NOT ALLOWED

¹ For uses in the CMU within the Historic District or a Special Use Permit is required.

² In the CMU District that is covered by the Historic District Overlay, the uses in the agricultural, automotive, and industrial categories are prohibited.

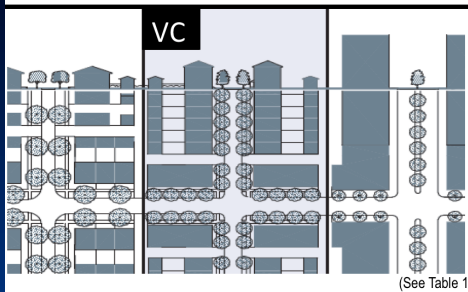
³ Manufactured Home Overlay

Density Tables

- 1 Table per District
- Lists pertinent information

- Height
- Lot occupation
- Lot width
- Setbacks
- Includes figures

Village of Wappingers Falls



BUILDING CONFIGURATION

Principal Building	6 stories max., 2 min.
Outbuilding	2 stories max.

LOT OCCUPATION

Lot Width	20 ft. min.
Lot Coverage	100% max.

SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Principal	2 ft. min., 12 ft. max.
(g.2) Front Setback Secondary	2 ft. min., 12 ft. max.
(g.3) Side Setback	0 ft. min., 24 ft. max.
(g.4) Rear Setback	3 ft. min.
Frontage Buildout	80% min. at setback

SETBACKS - OUTBUILDING

(h.1) Front Setback Principal	40 ft. max. from rear prop.
(h.2) Front Setback Secondary	5 ft. min.
(h.3) Side Setback	5 ft. max.

PRIVATE FRONTAGES (See Table 3)

Common Lawn	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Sloop	permitted
Shopfront & Awning	permitted
Gallery	not permitted
Arcade	permitted

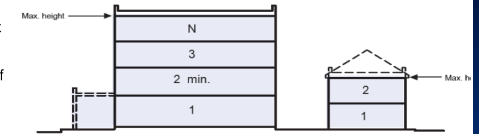
PARKING PROVISIONS

(See Article VI Parking and Off-Street Loading)

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

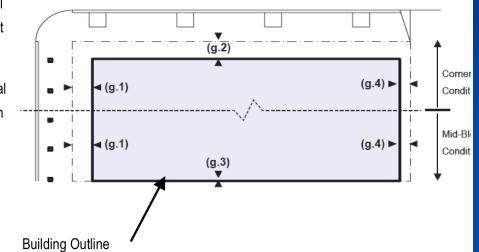
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories excluding Attics.
2. Stories may not exceed 11 feet in height from finished floor to finished ceiling, except for a first floor with a maximum of 15 ft and a minimum of 11 ft.
3. Height: See height definition.



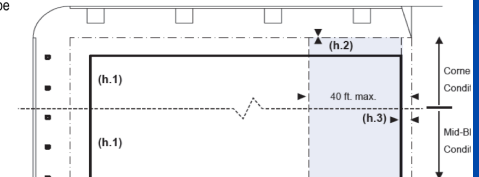
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



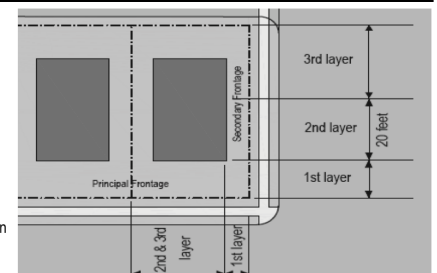
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown.
2. Covered parking shall be provided within the third Layer as shown.
3. Trash containers shall be stored within the third Layer.



General & Supplemental Regulations

General Regulations

- Cleaned up and reorganized
- Retained most categories
- Updated others

Supplemental Regulations

- Added new regulations for new uses
 - Accessory Dwellings
 - Automotive Uses
 - Home Occupations
 - Manufactured Homes

Parking

- Reorganized completely
- Created new format to provide flexibility
- Intended to create a dialogue in order not to overprescribe parking
- Provide criteria for evaluation
 - Shall not result in adverse impacts
 - Retain parking on site if practicable
 - On-street parking counts but have to prove it is available
 - Availability of public parking
 - Availability of private parking off-site
- Shared Parking added

Signs

- Reorganized completely
- Clarified sign types
- Added measurement definition
- Provided one table summarizing allowed sign types, sizes, and combinations allowed
- Retained design criteria
- Retained amortization

§250-1. 'X' indicates sign type is not allowed.
§250-2. A maximum of one of each type of sign is allowed per establishment.
§250-3. In no case shall any wall or awning sign exceed 30 square feet.

	RMU	R	VR	VM	VC	CMU
Temporary	Permitted: see temporary sign section					
Seasonal	X	.3 sq ft per ft of frontage		.5 sq ft per ft of frontage		
Wall	X	.5 sq ft per ft of frontage		1 sq ft per ft of frontage		
Freestanding		16 sq ft		32 sq ft		36 sq ft
Awning	X	X	X	1 sf per ft of building length		
Projecting		5 sq ft		9 sq ft		
Sidewalk	X	X	X	6 sq ft		
Multi-Tenant	X	X	X	X	X	36 sq ft
Window		25% of total glass area of the window				

Site Plan Review and Special Permit

- Reorganized to comply with General Municipal Law
- Placed responsibility with Planning Board
- Synchronized Special Permit with Site Plan review processes
- Clearly defined sketch plan and subsequent application content

Planned Development District (PDD)

- Newly added
- Provides flexibility for applicants
- Process involves Village Board and Planning Board
- Result is a zoning change if approved

Next Steps

- Incorporation of Public Comments
- Public Informational Meeting - Early January
- Coordination with Dutchess County and SEQRA compliance
- Final Draft posted for public review - End of January
- Public Hearing - February
- Adoption